

**FY 2000 MILITARY CONSTRUCTION TOTAL OBLIGATIONAL AUTHORITY
AS REQUESTED
Military Construction, Defense-Wide
(\$ in Thousands)**

<u>State/Agency/Installation/Project</u>	<u>Authorization Request</u>	<u>Approp. Request</u>	<u>New/ Current Mission</u>
WORLDWIDE UNSPECIFIED LOCATIONS:			
Defense Manpower Data Center/ Presidio of Monterey Annex Renovate Admin Facility	28,000	6,712	C
TOTAL	28,000	6,712	

1. COMPONENT	FY 2000 MILITARY CONSTRUCTION PROGRAM					2. DATE February 1999	
3. INSTALLATION AND LOCATION Presidio of Monterey Annex	4. COMMAND Defense Manpower Data Center				5. AREA CONSTRUCTION COST INDEX		
6. PERSONNEL STRENGTH							
		PERMANENT		STUDENTS		SUPPORTED	
		OFFICER	ENLIST	CIVIL	OFFICER	ENLIST	
		CIVIL			OFFICER	ENLIST	
				CIVIL	TOTAL		
A.							
B.							
7. INVENTORY DATA (\$000)							
A. TOTAL AREA.							
B. INVENTORY TOTAL AS OF							
C. AUTHORIZATION NOT YET IN INVENTORY							
D. AUTHORIZATION REQUESTED IN THIS PROGRAM					\$28,000,000		
E. AUTHORIZATION INCLUDED IN FOLLOWING PROGRAM					\$0		
F. PLANNED IN NEXT THREE YEARS					\$0		
G. REMAINING DEFICIENCY							
H. GRAND TOTAL					\$28,000,000		
8. PROJECTS REQUESTED IN THIS PROGRAM:							
CATEGORY CODE	PROJECT NUMBER	PROJECT TITLE			COST (\$000)	DESIGN START	STATUS COMPLETE
61050	44542	DoD Center- Monterey Bay Renovation			\$28,000	6/98	9/99
9. FUTURE PROJECTS							
CATEGORY CODE	PROJECT TITLE				COST (\$000)		
none							
10. MISSION OR MAJOR FUNCTION							
<p>Defense Manpower Data Center (DMDC) collects and maintains an archive of automated manpower, personnel, training, and financial database for the Department of Defense. The Defense Finance and Accounting Service, who will also occupy this facility, provides finance and accounting services during times of peace and conflict. The Defense Language Institute Foreign Language Center, also occupying this building, teaches, evaluates, and sustains foreign language training requirements that support United States national security interests.</p>							
11. OUTSTANDING POLLUTION AND SAFETY DEFICIENCIES							
					(\$000)		
A. AIR POLLUTION							
B. WATER POLLUTION							
C. OCCUPATIONAL SAFETY AND HEALTH							

1. Component		FY 2000 MILITARY CONSTRUCTION PROJECT DATA			2. Date February 1999	
3. Installation and Location/UIC: Presidio of Monterey Annex Seaside, CA 93955				4. Project Title DoD Center - Monterey Bay Renovation		
5. Program Element		6. Category Code 610 50	7. Project Number 44542	8. Project Cost (\$000) Auth.: 28,000 Approp.: 6,712		
9. COST ESTIMATES						
Item		U/M	Quantity	Unit Cost	Cost (\$000)	
PRIMARY FACILITY:					22,745	
Building Renovation		SF	205,000	80.60	(16,523)	
Seismic Upgrades		LS	--	--	(4,706)	
Building Information Systems		LS	--	--	(1,516)	
SUPPORTING FACILITIES					1,123	
Electric Service		LS	--	--	(85)	
Water, Sewer, & Gas		LS	--	--	(0)	
Steam and/or Chilled Water Distribution		LS	--	--	(0)	
Paving, Walks, Curbs & Gutters		LS	--	--	(610)	
Storm Drainage		LS	--	--	(0)	
Site Improvements () Demo ()		LS	--	--	(313)	
Information Systems		LS	--	--	(115)	
ESTIMATED CONTRACT COST					23,868	
CONTINGENCY PERCENT (10.00%)					2,387	
SUBTOTAL					26,255	
SUPERVISION, INSPECTION & OVERHEAD (5.7%)					1,497	
TOTAL REQUEST					27,752	
TOTAL REQUEST (ROUNDED)					28,000	
INSTALLED EQUIPMENT - OTHER APPROPRIATIONS					(1,500)	
10. Description of Proposed Construction						
<p>Renovate floors one through four of the existing eight floor Department of Defense Center-Monterey Bay (DoDC-MB) facility, the majority of which are still configured as a hospital (formerly the inactivated Silas B. Hayes Army Community Hospital, Fort Ord, California) to provide administrative and classroom space (Current Mission). Renovation of the electrical, mechanical, plumbing, and communications systems is required. Work includes upgrades to the electrical system to include the removal and replacement of light fixtures, emergency lighting, exit signs, panelboards, load conductors, and feeder cables; upgrade of the fire protection systems throughout the renovation project areas and the entire building to include changes to the fire alarm/annunciator systems (from those required for a medical facility to those necessary for a general purpose administrative facility), and installing fire suppression systems tailored to protect specific types of assets; air conditioning system revisions, and the removal and replacement of air handling units, chillers, heating coils; removal and replacement of cooling towers, piping, chilled and condenser water pumps, distribution piping, ductwork, and necessary appurtenances; modification and replacement of the plumbing system; new public restroom facilities that meet ADA standards on floors five through eight; installation of an energy monitoring and control system; renovation and expansion of the fourth floor computer room; and the upgrade and installation of a variety of information systems including telephone, satellite, cable television, public address, local area network (LAN), and sound systems, and the infrastructure to support the communications architecture. Renovations also include seismic upgrades to the entire facility; installation of required force protection features; exterior facade upgrade; north and east entrance improvements; a wellness center with locker and shower facilities; renovation of the existing third floor cafeteria and kitchen; addition of a multi-use conference center; a cafeteria walkway; amphitheater;</p>						

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<p>and extending the west side loading dock ramp and kitchen delivery area. Additional work includes demolition, replacement, or addition of interior partitions; upgrade/modification or replacement of existing wall, floor, and interior finishes; replacement of single glazed windows with double glazed windows, floors four through eight; removal and replacement of the suspended ceilings; asbestos and lead paint abatement; code and ADA standard upgrades for restrooms, lobby areas, and other circulation areas; boiler stack height extension to comply with code requirements; removal and replacement of asbestos-filled doors, and refinishing/installing new hardware on all other interior doors; exterior door replacement; installation of way-finding and directory signage in public circulation areas; refurbishment/upgrade of existing elevators seven and eight; and upgrade of non-paved roof areas. Supporting facilities include parking area improvements, outdoor recreation facilities, and landscaping.</p> <p>This project is funded using advance appropriations. However, full authorization is requested in the year of initial appropriation. The Defense Manpower Data Center (DMDC) plans to award this project using a single construction contract and requests advance appropriation for the remaining \$21.29 million.</p> <p>11 Requirement: This project is required to provide adequate general purpose space (approximately 75,000 square feet) for the DMDC, the Defense Finance and Accounting Service (DFAS), and the Defense Language Institute Foreign Language Center (DLIFLC). This project is also required to provide a modern language training facility (105,000 square feet) for the DLIFLC. DMDC requires additional space to consolidate a number of its activities recently moved from leased facilities located in the Monterey Bay area into the DoDC-MB. DFAS requires additional facilities to ensure its ability to achieve savings through the consolidation of operations and systems that are now scattered throughout other geographic areas. DLIFLC requires sufficient space to accommodate its academic and administrative requirements for a student population of 600 and 174 faculty and staff members. The existing DoDC-MB building will provide a large amount of centrally located space that will effectively support the DMDC and DFAS consolidation efforts and the DLIFLC requirements.</p> <p>12. Supplemental Data: CURRENT SITUATION: Presently, the existing Department of Defense Center – Monterey (DoDC-MB) accommodates a staff of 400 at DMDC, and a staff of 163 at DFAS. The majority of floors one through four remain in a hospital configuration—not suitable for use as administrative or training facilities. Parts of floor one are currently used by the Naval Support Activity Monterey Bay Department of Public Works (DPW), mail room operations, a classified computer lab, and for storage. DMDC and DFAS occupy areas on floors four through eight, previously renovated, and there is a cafeteria/kitchen on floor three. DFAS consolidated over 300 of its operating sites and relocated functions and personnel to five major operating locations in the United States. DMDC had previously leased office facilities in the Monterey Bay area for activities that could not be located in the DoDC-MB building. DLIFLC uses temporary pre-World War I and World War II buildings for language instruction at the Presidio of Monterey—all are unsatisfactory for use as academic facilities and lack the communications infrastructure required for modern language training. These buildings are classified as state historic buildings and cannot be converted or updated. Completion of this project will enable these compatible Department of Defense organizations to execute their missions with greater efficiency and economy.</p> <p>IMPACT IF NOT PROVIDED: An unacceptable status quo will be maintained if this project is not provided. A DoD facility will not be fully utilized and the Department of Defense will continue to spend operations and maintenance dollars to support unused space. DLIFLC will continue using unsatisfactory temporary academic facilities on the Presidio of Monterey. The net result is that the Department of Defense will not realize economies and efficiencies that can be generated by completion of this project. Calculations contained in an economic analysis prepared for this project showed the renovation alternative to be approximately \$31.2M less than the alternative to build a new DoDC-MB facility.</p> <p>ESTIMATED CONSTRUCTION START: JAN 2000 ESTIMATED MIDPOINT OF CONSTRUCTION: OCT 2000 ESTIMATED CONSTRUCTION COMPLETION: JUL 2001</p>				

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